

MEMORANDUM

January 15, 1970

TO: Boston Redevelopment Authority  
FROM: John D. Warner, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petitions Nos. Z-1737 - Z-1740  
Domenic A. Capossela  
236-250 Commercial Street, Boston

Petitioner seeks a structural change of a non-conforming use, three Forbidden Use Permits and six variances for a change of occupancy from a restaurant, two apartments, candy manufacturing, wholesale grocery, light manufacturing and store to two restaurants, two apartments, coffee shop, lounge and 36 lodgers in a Light Manufacturing (M-2) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
<u>236-238</u>			
Sect. 9-1	A structural change of a non-conforming use requires a Board of Appeal hearing		
Sect. 15-1	Floor area ratio is excessive	2.0	4.08
<u>240-242</u>			
Sect. 8-7	A lodging house is Forbidden in an M-2 district		
Sect. 15-1	Floor area ratio is excessive	2.0	4.08
<u>244-246</u>			
Sect. 8-7	A lodging house is Forbidden in an M-2 district		
Sect. 15-1	Floor area ratio is excessive	2.0	4.08
Sect. 20-1	Rear yard is insufficient	12 ft.	0
<u>248-250</u>			
Sect. 8-7	A lodging house is Forbidden in an M-2 district		
Sect. 15-1	Floor area ratio is excessive	2.0	4.08
Sect. 20-1	Rear yard is insufficient	12 ft.	0

The property, located on Commercial Street between Fleet and Lewis Streets, on the fringe of the Waterfront Project, contains one 4½ story and three 5-story brick structures. The petitioner proposes to combine the five buildings into a "luxury hotel" with restaurants, coffee shop and lounge. The floor area violation is existing and would be increased minimally. The proposed rehabilitation would improve the property and enhance the waterfront area. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-1737-Z-1740, brought by Domenic Caposella, 236-250 Commercial Street, Boston, for a structural change of a non-conforming use, three Forbidden Use Permits, variances of excessive floor area ratio and insufficient rear yard for a change of occupancy from a restaurant, two apartments, candy manufacturing, wholesale grocery, light manufacturing and store to two restaurants, two apartments, coffee shop, lounge and 36 lodgers in a Light Manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The proposed rehabilitation would improve the property and the immediate area and would further enhance the adjacent Water-front Urban Renewal Project. The floor area violation is existing and would be increased minimally.



236-250 COMMERCIAL ST  
(B. P.)

ATLANTIC



Re: Petition No. Z-1743  
Ann V. Maloney, Executrix and  
Atlantic Richfield Company  
969 Wm. T. Morrissey Boulevard, Dorchester

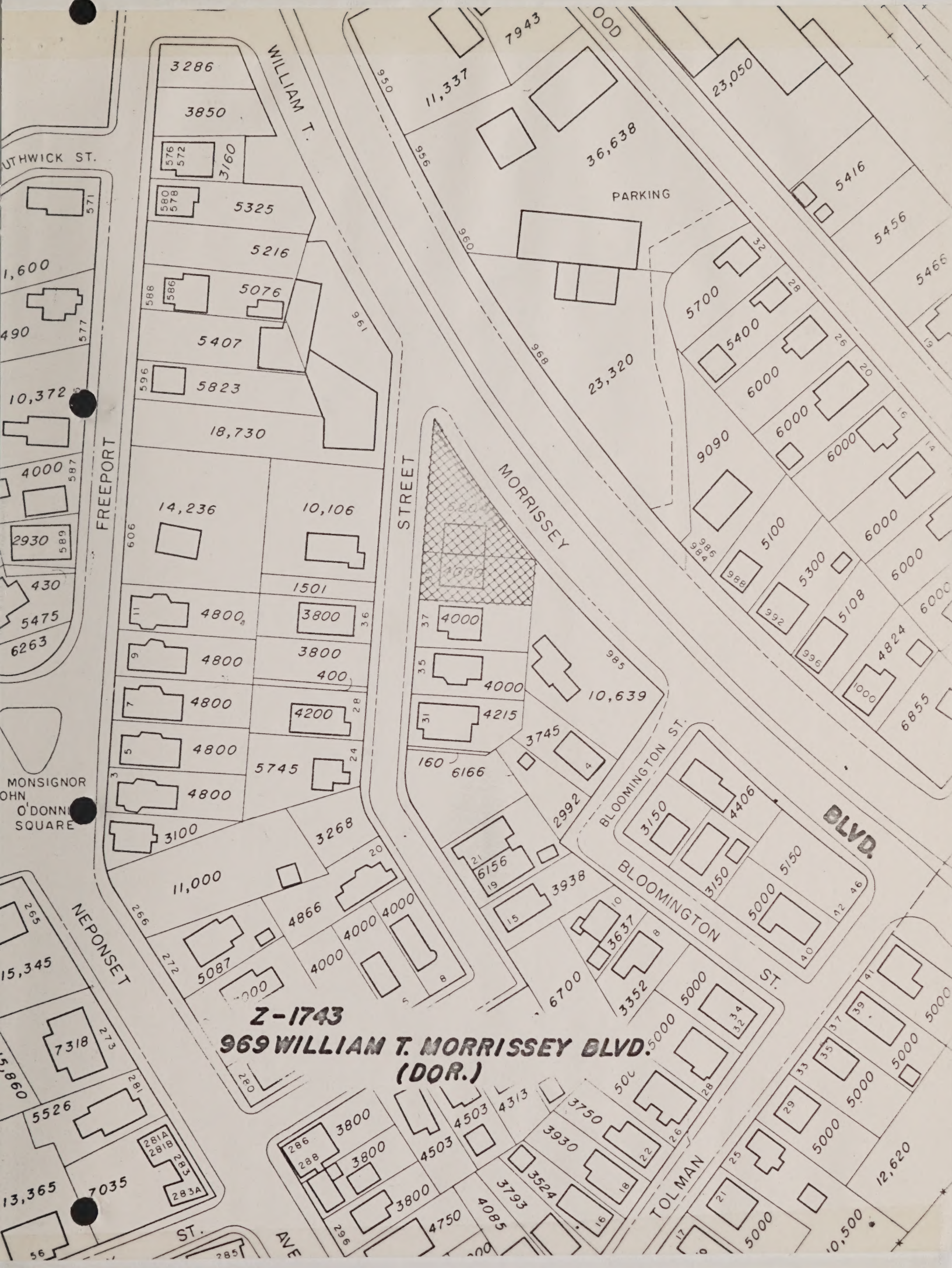
Petitioner seeks a Conditional Use Permit and a variance to erect a gas service station in a General Business (B-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A gas service station is a Conditional Use in a B-1 district		
Sect. 20-5 Rear yard is insufficient	20 ft.	5 ft.

The property, located on Morrissey Boulevard at the intersection of McKone Street, contains a gas service station which would be demolished. The proposed modern facility would enhance the area. The staff recommends that adequate landscape screening be provided between the proposed facility and the abutting residence on McKone Street. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1743, brought by Ann V. Maloney, Executrix and Atlantic Richfield Company, 969 William T. Morrissey Boulevard, for a Conditional Use Permit and a variance of insufficient rear yard to erect a gasoline service station in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval with the proviso that adequate landscape screening be provided between the proposed facility and the abutting residence on McKone Street.





**Z-1743**  
**969 WILLIAM T. MORRISSEY BLVD.**  
**(DOR.)**



